

**PLANNING BOARD RESOLUTION PB2015/95  
SEPTEMBER 29, 2015**

**SHELTER DEVELOPMENT, LLC, BRIGHTVIEW SENIOR LIVING  
PETITION OF ZONING AMENDMENT  
PLANNING BOARD RECOMMENDATION  
BLOCK 995 LOTS 11 & 12 & BLOCK 994 LOT 6**

**WHEREAS**, the Town Board has referred a zoning amendment petition, submitted by Shelter Development, LLC, Brightview Senior Living, to the Planning Board for review and recommendation; and

**WHEREAS**, the petition calls for the creation of a new use category identified as a "Senior Living Facility", to be permitted by Special Exception Use in the R-1 and R-2 zoning districts, subject to a series of Special Exception Use standards and conditions; and

**WHEREAS**, the Planning Board has reviewed the rezoning petition, and the supporting documentation submitted by the applicant, as well as a preliminary site plan and associated materials relating to potential future development should the zoning amendment be adopted, for property located on Lake Street know as the Lake Street Quarry, and has conducted several visits to the site; and

**WHEREAS**, the Planning Board conducted a Public Hearing on this matter on September 29, 2015, and all comments received both orally and in writing during the public hearing process were considered; and

**WHEREAS**, the Planning Board has evaluated the zoning petition amendment, and the proposed Special Exception Use standards and conditions; and

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board finds that there is a need in the community for senior housing consisting of independent living and assisted living facilities, and as such hereby positively recommends the rezoning amendment petition to the Town Board.

**BE IT FURTHER RESOLVED**, that the Planning Board further finds that the proposed Special Exception Use standards and conditions are necessary to limit the applicability of such facilities to only those areas of the community where such uses would be appropriate.

**BE IT FURTHER RESOLVED** that the Planning Board finds that elements of the proposed preliminary site plan submitted by the applicant require further review, evaluation and analysis, and that aspects of the preliminary site plan may require revision and or modification in order to meet the Special Exception Use requirements and/or to minimize potentially adverse environmental impacts.

On a motion of Planning Board Member Heaslip, seconded by Planning Board Member Barnwell, this resolution was approved by the following vote:


*Brightview Senior Living  
Zoning Amendment to TB  
9/29/15*

**AYES:** Thomas Heaslip, Anthony Spano, Mark Rinaldi, Nonie Reich and Kate Barnwell

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Marshall Donat, Joe Stout

  
Thomas Heaslip, Chairman

*This resolution was thereupon duly adopted.*

